

BANNER ELK PLANNING BOARD MEETING  
MONDAY, 05 FEBRUARY 2018  
MINUTES

Members Present: Aaron Barlow, Allen Bolick, Meredith Olan, Jacki Lecka, Penny VonCanon

Staff Present: Zoning Administrator Cheryl Buchanan

Vice-Chairman Penny VonCanon called the meeting to order at 6:00 pm. Mrs. VonCanon opened with the pledge of allegiance to the flag, and a word of prayer.

Consideration of the November 2017 Minutes

Allen Bolick motioned to approve the minutes for the November 2017 meeting as submitted. Aaron Barlow seconded. The vote was unanimous and the motion carried.

New Business

Rezoning Request – James Ward

Mr. Ward has purchased a piece of property along Highway 194 in the Extraterritorial Jurisdiction (ETJ) and has made a petition to annex into the Town. His desire is to build an office building on this lot. The lot is currently zoned R-2, which would not support a commercial activity. Mr. Ward has requested that the property be rezoned to commercial and the Zoning Administrator Cheryl Buchanan has recommended C-2 as the zoning designation. Ms. Buchanan told the Board that this zoning fits with other uses in the area and is consistent with the Banner Elk Land Use Plan for that corridor.

Aaron Barlow motioned to recommend approval of C-2 to the Town Council. Allen Bolick seconded. The vote was unanimous and the motion carried.

Remodel Request in the Heritage Overlay District – Mike and Pam McKay

Ms. Buchanan spoke to this request and introduce Pam and Mike McKay to the Board. The building was purchased by them last year and they would like to give the store front a facelift. They are proposing cedar shakes on the first level and would like to add an awning. The awning will be topped with copper along with a downspout for the guttering that will carry any excess water away from the sidewalk. The colors will be in keeping with the same colors Angelo Accetturo used on his remodel of the same complex several months ago.

Meredith Olan motioned to approve the remodel as presented. Jacki Lecka seconded. The vote was unanimous and the motion carried.

Sign Request for Angelo Accetturo – Heritage Overlay District

Mr. Accetturo was not present but Bill Dicks was there to speak to this request. Mr. Dicks told the Board that Mr. Accetturo would like to place a sign under the awning for Sorrento's that would

advertise the Chef's Table. He is proposing using the halo lettering that was approved for Sorrento's late last year. Additionally he would like to add another sign to the entrance to the Chef's Table. A third request as to put up a directional sign in front of Sorrento's to direct customers to the Chef's Table location. Fourth, Mr. Accetturo requested to place some signage on Mr. Joe Pavelchak's building but Ms. Buchanan called him before the meeting and Mr. Pavelchak said he did not want any additional signage placed on his building.

Aaron Barlow said that he would like to see some conformity with the signage and see the halo lettering on the same side as the Sorrento's halo lettering and a sand blasted sign under the awning. Ms. Buchanan said she would relay his sentiment back to Mr. Accetturo but did not think they could restrict him to do that.

Meredith Olan motioned to approve one halo lit lettering for Chef's Table, one sandblasted sign for Chef's Table and one directional sign for Chef's Table. Jacki Lecka seconded. The vote was unanimous and the motion carried.

#### Land Use Plan Goals for Sections 4

Section 4 deals with the Town's Utility Systems. There was some discussion about the Town's Scada system and the role it plays in protecting the Town's water system. Goal one had only one addition by Mr. Bolick. Allen Bolick said that he would like to see the Town be able to secure its water and sewer system, wells, pumps and wastewater plant with fencing to better protect all our utility system.

Under Goal #2, bullet point #2 was removed. The Board felt that we had fulfilled this goal.

Under Goal #3, Meredith Olan said she would like to see the Town add to its conservation practices by requiring any new construction to use design elements that would conserve our resources. Examples given were water reducing shower heads and lower wattage in lighting for residential units. Allen Bolick said he thought that might be a building code topic and Ms. Buchanan said she would check into it.

Under Goal #4, Ms. Buchanan had added a bullet item on recycling but several members of the Board felt this would only make Banner Elk's "bear" problem worse. However, two member asked about contracting with a trash removal company that would use the services of an incinerator to remediate the build-up of solid waste in this country. Ms. Buchanan said the franchise agreement with Republic Services was to drive down the cost of trash removal in Banner Elk and that she wasn't sure exactly what they do with their trash. She said she would be willing to call and ask them.

#### Old Business

#### Home Occupations – Ordinance Amendment

The text that was approved at the last meeting was sent to the Town's Attorney for review. The text the Planning Board has in their hands was approved by the Attorney.

There was still some question about items #9 and #14 under C. Standards, as well as the last sentence of B. Permitted Uses. The Board asked Ms. Buchanan to once again ask the Attorney to look at this wording before they give it their final approval. The main concern of the Board is whether retail can happen at all in a home business and just wanted to clarify that point.

Land Use Plan Goals for Sections 2 and 3

After changes were made at the last meeting, Cheryl Buchanan brought the draft to the Board for review. Some additional changes were made and the final was presented. However some additional changes were recommended. These changes were:

Under Goal 2: Add “mobile App” for access to the Town’s website. Ms. Buchanan said that she had contacted the High Country Council of Government about getting into the next grant cycle to help the town with wireless service throughout the whole town.

With no further business, Aaron Barlow moved to adjourn with a second by Meredith Olan. The vote was unanimous and the meeting came to an end at 7:42 pm.

Respectfully submitted,  
Cheryl Buchanan, Zoning Administrator, Town of Banner Elk